

Valerie S. Mason
Chair

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**The City of New York
Community Board 8 Manhattan**

February 21, 2025

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 54 East 66th Street (Upper East Side Historic District) – *Stephen Conte, StudiosC Architecture* – A Neo-Grec style building designed by J.H. Valentine and constructed in 1877-78. Application is for the conversion of a multifamily townhouse to a single townhouse, stairs and elevator bulkhead addition at the roof, addition to existing extension at the rear yard, new wall and window openings at the rear yard, and leveling of the roof.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on February 19, 2025, the Board approved the following resolution by a vote of 22 in favor, 18 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS the applicant is converting this 20-foot-wide multifamily townhouse to a single-family townhouse; and

WHEREAS the Neo-Grec front façade will remain unchanged; and

WHEREAS the façade on the rear of the building will be removed; and

WHEREAS the existing rear extension on 54 East 66th Street will be raised to match the extension on 56 East 66th Street; and

WHEREAS the wall will be rebuilt to match the height of the fourth floor of 56 East 66th Street; and

WHEREAS a new brick façade will be built on 54 East 66th Street to match brick façade on 56 East 66th Street; and

WHEREAS new windows will be installed at 54 East 66th Street to match the windows at 56 East 66th Street; and

WHEREAS the cornice and top line of windows at 54 East 66th Street will be aligned with the cornice and top line of windows at 56 East 66th Street; and

WHEREAS the color of the new brick at 54 East 66th Street will match the color of the brick at 56 East 66th Street to achieve continuity; and

WHEREAS the fourth floor, which remains setback, will have brick to match the brick below; and

WHEREAS the windows on the fourth floor will be replaced with a center door and windows either side; and

WHEREAS the fourth floor will have a sloped upper roof with a batten-seam aluminum roof system; and

WHEREAS the new stair and elevator bulkhead will be made of brick to match the new brick of the rear façade; and

WHEREAS the new bulkhead will have a glass vestibule; and

WHEREAS the new brick will be red with light gray mortar; and

WHEREAS window mullions, copings, and rails at the rear setback at the top of the third floor and at the edge of the roof of the fourth floor will be brown coated aluminum; and

WHEREAS the sloped roof on the fourth floor will be brown coated aluminum; and

WHEREAS mechanical equipment on the rear roof will have wood screening; and

WHEREAS the bulkhead is not visible from directly across the street; and

WHEREAS the enlargement of 54 East 66th Street will align its rear façade with the rear façade of 56 East 66th Street; and

WHEREAS the massing, materials, and scale of 54 East 66th will match the massing, materials, and scale of 56 East 66th Street; and

WHEREAS the proposed enlargement of 54 East 66th Street is contextual and appropriate within the historic district;

THEREFORE, BE IT RESOLVED that this application is **APPROVED AS PRESENTED**.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

Anthony Cohn and David Helpern

Anthony Cohn and David Helpern
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District